



**33 Loughborough Road, Thringstone, Coalville, Leicestershire.
LE67 8LQ**

£220,000 Freehold

REDUCED



PROPERTY DESCRIPTION

Reddington Sales & Lettings are pleased to bring to market this traditional, 3 bedroom semi detached property which is located in the desirable village of Thringstone. The property is set back from the road and features a well maintained block paved driveway which provides off road parking for 3 cars. Ground floor accommodation comprises; porch, entrance hall, large lounge/diner, under stairs storage, conservatory, kitchen and garage. To the first floor, there are 3 bedrooms and a bathroom. Externally, there is a large and attractive rear garden with workshop.

EPC rating D, Council tax band B.

Agents Note- There are currently live plans in place for an over the garage extension for an extra bedroom and study room.

FEATURES

- Traditional semi detached
- Large lounge/diner
- Three bedrooms
- Driveway and garage
- Large rear garden
- Thringstone Village
- Close to local amenities



ROOM DESCRIPTIONS

Front

A traditional frontage with a well maintained block paved driveway. Parking for 3-4 cars.

Garage

Integral garage with power and lighting.

Entrance Hall

A welcoming entrance with wood effect laminate flooring, heating radiator, ceiling pendant lighting, access to under stairs storage cupboard, stairs leading to the first floor and doors giving access to the lounge/diner and kitchen.

Lounge/Diner

3.17m x 7.64m (10' 5" x 25' 1") An impressive and spacious lounge/diner with window to front elevation, feature multi fuel burning stove with tiled hearth, heating radiator, sliding doors to the conservatory, wood effect laminate flooring and double ceiling pendant lighting.

Kitchen

3.23m x 2.68m (10' 7" x 8' 10") An attractive kitchen space with a selection of matching wall and base units with worktop over. Integrated washing machine, dishwasher and fridge/freezer. Integrated double oven, integrated gas/induction hob combined with stainless steel extractor hood, Belfast style sink, tiled splashbacks, tiled flooring, window to the rear elevation, chrome heated towel rail and ceiling pendant lighting.

Conservatory

A bright and spacious conservatory with wall lighting and door access to the rear garden.

Stairs & Landing

Stairs leading up from the ground floor entrance hall. Landing with window to the side elevation, loft access, ceiling pendant lighting and door access to all 3 bedrooms and bathroom.

Bathroom

1.80m x 2.09m (5' 11" x 6' 10") A good sized family bathroom space with window to the rear elevation, panelled bath with wall mounted shower over, tiled walling, WC, hand wash basin and ceiling pendant lighting.

Bedroom 1

2.81m x 4.01m (9' 3" x 13' 2") A large double sized room with window to the front elevation, ample space for storage, heating radiator and ceiling pendant lighting.

Bedroom 2

2.63m x 3.96m (8' 8" x 13' 0") A good sized double bedroom with window to the rear elevation, ample fitted wardrobe and drawer storage, heating radiator and ceiling pendant lighting.



ROOM DESCRIPTIONS

Bedroom 3

2.25m x 2.13m (7' 5" x 7' 0") With window to the front elevation, heating radiator and ceiling pendant lighting.

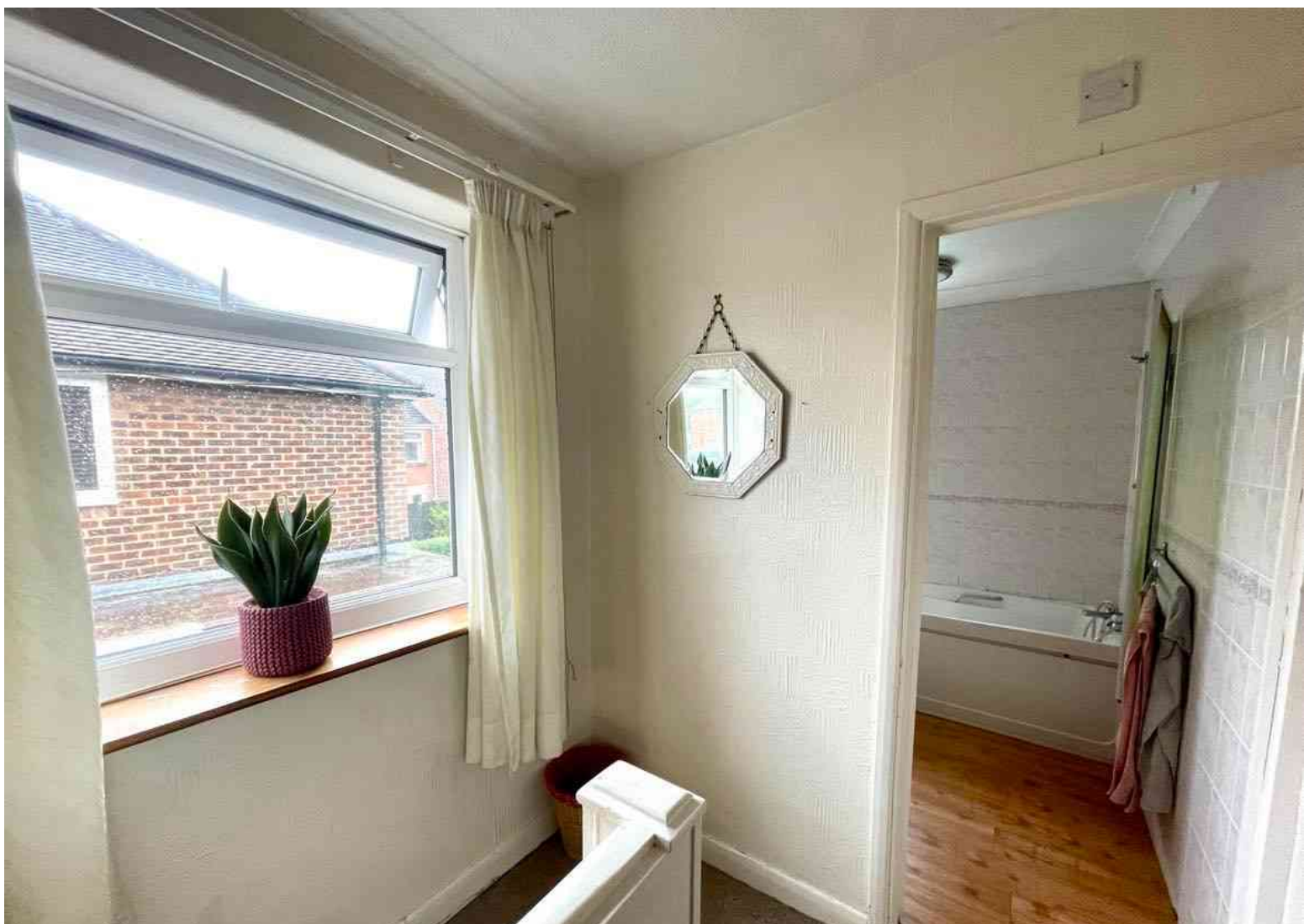
Rear Garden

A large and attractive rear garden which is mostly laid to lawn. With slabbed patio area, fenced boundaries, shrub planted borders, outside tap access and a large workshop at the bottom of the garden with power and lighting.

Legals

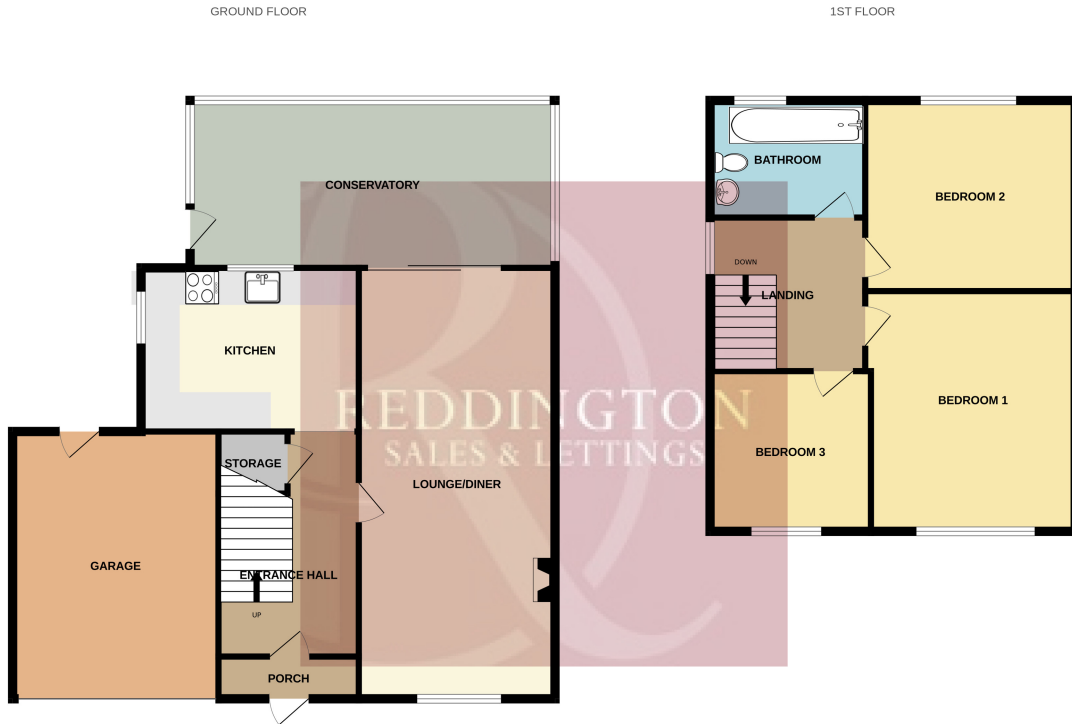
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex 5.0/2.5

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	